Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1003

Karen Johnson Davidson County
Batch# 241238 DEEDWARR
06/11/2019 08:27:44 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20190611-0055716

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2019

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher J. Howe and Claire M. Howe 323 Whitworth Way Nashville, TN 37205	NEW OWNER 323 Whitworth Way Nashville, TN 37205	104-14-0H-010.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J&B Realty Holdings LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher J. Howe and Clair M. Howe, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat of Whitworth, Phase 3, Section I of record in Plat Book 7900, Page (s) 866 through 868, inclusive, and amended in Plat Book 9582, Page 834, and Book 10270, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clarence E. Foster and Karen Y. Booker, husband and wife by Warranty deed from David X. Zhao and wife and Yenya Hu of record in Instrument No. 20160812-0084088 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 12, 2016.

Being the same property conveyed to J and B Realty Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Clarence E. Foster and Karen T. Booker, husband and wife of record in Instrument No. 20190306-0020216 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 06, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 323 Whitworth Way, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2019.

J and B Realty Holdings, LLC, a Tennessee Limited Liability Company

By: Michael Jakubowski
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Michael Jakubowski, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Signor of J and B Realty Holdings, LLC, a Tennessee Limited Liability Company and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of May, 2019.

Notary Public
My Commission Expires: 9/16/22

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

(Notary Seal)